

DRAFT Planning Principles: Pentagon City Planning Study

Focus Group Members:

We're providing this version of the planning principles to you as an additional guide. We've already updated the draft principles and performance metrics shared with you as part of the meeting based on *your feedback during the focus group meeting, shown in italic*. We're happy to take comments and feedback in whatever form is most convenient to you and know these will continue to evolve based on the Dec 9 Public Workshop.

Some particularly helpful feedback is thinking through what baseline performance metrics are, and what might represent exceptional achievement, as we strive to allow for some flexibility for different sites and development program.

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Theme and Planning Principle	Supporting Elements	Potential Performance Metrics
<p>Better Choices than Driving: Pentagon City will offer safe, inviting transportation choices that making driving unnecessary.</p>	<ul style="list-style-type: none"> Ridership of public transit, walking, and biking in Pentagon City will all increase. The pedestrian and bicycle network will be safe for all ages and abilities, protecting vulnerable users. There will be better walking, bicycling, and scooting connections to surrounding neighborhoods. Neighbors continue to have driving options. 	<ul style="list-style-type: none"> Number of bicycle trips, pedestrian counts, number of transit trips (WMATA, ART, VRE) Overall mode split and increase in multi-modalism Number of crashes involving vulnerable road users Overall Average Daily Traffic (ADT) and congestion Number of car-free households <i>Parking occupancy over time in private garages</i> <i>Directness of access to destinations by all modes, with more direct access for walking and biking</i> <i>Mode of short and medium-term trips, particularly less than 1 mile and 3-5 miles</i> <i>Transit frequency and on-time performance</i> <i>Mid-block vehicle speeds reduced to non-lethal speeds, Vision Zero</i>
<p>Places for People: The streets and public places of Pentagon City will be alive with people enjoying nature and community</p>	<ul style="list-style-type: none"> Streetscapes, ground floor building design, and public spaces will encourage walking, outdoor activity, leisure, and services. Because of biophilic design approaches, all residents/workers/visitors will experience nature in Pentagon City. 	<ul style="list-style-type: none"> Overall tree canopy, percent usable open space, percent pervious surface Number of privately-owned public spaces created Percentage of ground-floor street frontage with active uses
<p>Green Development: Pentagon City development will advance global standards for sustainable design</p>	<ul style="list-style-type: none"> New buildings will be energy efficient, low carbon, and/or biophilic. Building reuse and passive design strategies are encouraged. Development sites will address stormwater, heat island effect, and other climate adaptation. 	<ul style="list-style-type: none"> Community Energy Policy indicators including on-site renewable energy, off-site credits, net zero or net zero ready buildings, overall energy savings over conventional building Certified green buildings, embodied carbon Biophilic building design elements

<p>Equity: Pentagon City will welcome more people from throughout <i>the County</i>, region, and world to live, work, learn, and share culture</p>	<ul style="list-style-type: none"> • Development will help support a community of all ages and abilities, with increased affordable housing. A new walkable elementary school will become a center of the broader 22202 community. • The design of spaces and mix of uses will help realize Arlington’s commitment to equity and welcome non-white people and cultural practices 	<ul style="list-style-type: none"> • Number of residents, number of jobs, number of visitors, racial diversity of residents and workers (by Census/Longitudinal Employer Household Dynamics (LEHD) measures) • Number of affordable housing units
<p>Coordinating at the District Scale: Pentagon City will fill the missing links —physical and over time—to become a cohesive neighborhood connected to the broader 22202 community.</p>	<ul style="list-style-type: none"> • Large parcels and varied redevelopment timelines could create missing links in critical infrastructure and gaps in quality of the public realm. • Improvements need to happen beyond the scale of the individual building or block -- through larger coordinated efforts with the collaboration, financial, and planning tools need to support them. May require new strategies. • Development in Pentagon City should connect to and strengthen the broader National Landing and 22202 community. 	<ul style="list-style-type: none"> • Universally accessible and/or improved connections from all surrounding neighborhoods, improved intersections, and gateways • <i>Stress levels of area bicycle network</i> • Desired community services, infrastructure, and culture